



City Planning Commission Refuses North Village Annexation Petition

BY TISH DAHMEN

Wave Editor

5-2-01

Will the Utah Valley State College (UVSC) be able to build a campus in the Heber Valley next year as scheduled? One necessary step toward a local campus was sidetracked when the Heber City Planning Commissioners refused to allow North Village developers and representatives of Utah Valley State College to submit a petition for annexation at their meeting Thursday, April 26.

In an interview yesterday with the *Wave*, Heber City Planning Commission Chairman Paul Royall said the commission didn't stop the annexation process, instead they proposed North Village developers

resubmit the petition when they are "prepared to answer the commission's questions."

The North Village property is located north of Heber City on the east side of U.S. Highway 40. The annexation petition, however, only includes property from UVSC's 50-acre parcel south to

4000 acres stretching from the Jordanelle Reservoir to Coyote Lane.

Royall said, "We ask everyone who comes to the commission with a development idea, 'Of what value is this to the citizens of Heber City?'"

Royall said before the com-

"We want to know if North Village property owners really want to pay the cost of annexation?" He said he estimated the cost for a sewer system alone to be nearly \$1 million dollars.

Other costs, he said, include water system, road maintenance and development and police service.

He suggested a back road or frontage road, away from U.S. Highway 40, would eventually have to be built to serve the area.

Another question Royall said the commissioners want answered by promoters was "Who is going to front the cost of annexation?"

Royall said the commission asked if landowners "really

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Coyote Lane.

The North Village development being reviewed by Wasatch County planners encompasses approximately

missioners will allow the college and North Village landowners to submit their annexation petition they want several questions answered.

5-2-01

SEE "NORTH VILLAGE" ON PAGE

Annexation Circus

The Issue:

Commission refuses to accept petition

North property annexation

Suggest:

Don't accept the annexation petition

It was revealed. Royall apparently saw no purpose in recusing himself from a matter brought to the commission by Royall's employer. This is an obvious conflict of interest.

Royall is not the only member of this planning circus that is at fault. Professional city planners and advisors have also taken a preemptive stand against the college. At this meeting, a member of the planning office staff objected to the site on account of its distance to downtown Heber. He said students would be unable to ride their bikes from the college campus to a fast food restaurant and back during the noon hour.

Give us a break. There are more important issues at hand than the ringing of the dinner bell.

Why this planning commission is so totally incapable of standing up for the good of this community amazes us. If it is due solely to the dominating of Chairman Royall, then the time has come for the Heber City Council to recognize that the best interests of the citizens



Letters

From The Wave's Readers

City Planning Commission Nixes UVSC Petition

5-2-01

CONTINUED FROM PAGE A1

the college is a non-profit institution and won't be picking up any of the costs."

Lastly, Royall asked if landowners would still desire annexation if the UVSC campus doesn't locate there?

"We didn't get any answers," Royall said.

"Based on what I'm seeing...I don't believe they know all the issues," he said.

Royall outlined some of the "issues" as being primarily the cost of building infrastructure out to the college location and

the site itself.

He called the college's petition for annexation an "emotional issue," and suggested they look at alternative locations for the campus.

UVSC Dean and Assistant to the President Barbara Von Diether and landowner James Winkler disagree.

They contend that the planning commissioners were predisposed to treat the project negatively before they presented it to them. They cited the example of Commissioner Sherman Christen leaving the meeting early, before the presentation of the proposal, saying, "For the record, I vote no on items three and four." Item three on the agenda was the annexation petition.

"We couldn't believe it, we were just stunned," said Von Diether about their reception at the planning commission meeting. "They just blasted us."

Von Diether said the attacks from the commissioners turned personal. Heber City Councilwoman Patricia Thompson who sits on the commission said that "one commissioner was not very nice to Jim (Winkler)."

Winkler told the *Wave* that after Thursday's meeting he was unwilling to continue negotiations with the city. "I never want to walk into a hornet's nest like that again."

Von Diether said Royall suggested the campus project would be dropped if she retired from UVSC. "He didn't suggest to Roy Hoyt that his project wouldn't proceed if he retired."

As to an alternate site for the campus, Von Diether said it is too late. She noted that 23 of the 50 North Village acres are already deeded to the college. Architecture renderings and the campus master plan are in progress based on the present North Village property.

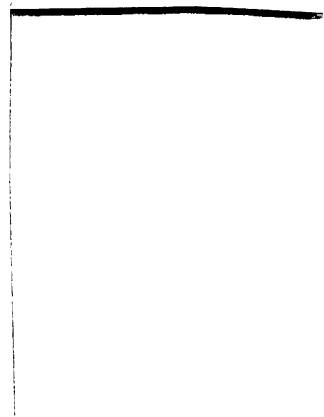
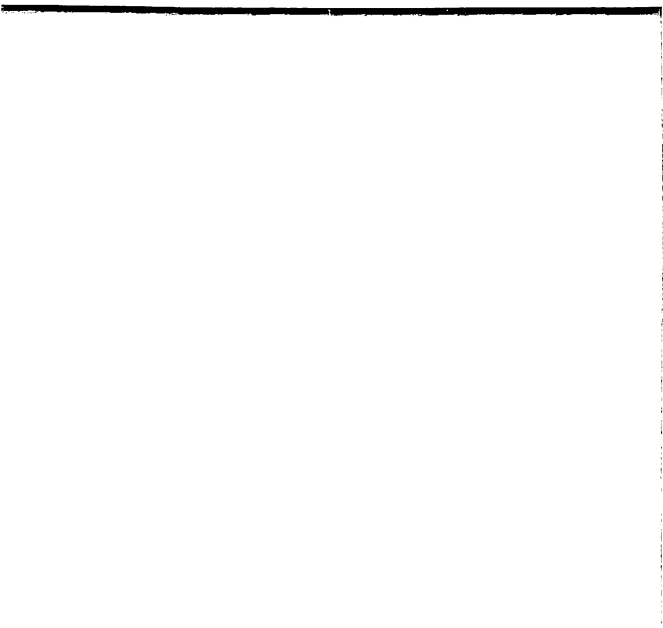
Yesterday, Von Diether escorted state officials from the agencies funding the building of the UVSC Wasatch Campus to its location out in the North Village.

The DFCM, the agency funding the new campus, plans to award the contract for master planning the new campus soon. The master plan will help determine infrastructure needs and costs. Student population determinations and growth estimates will also be included in the plan.

Mayor Lynn Adams, who is a professor for UVSC, expressed regrets that the meeting between the two parties went sour. He said the college will have an enormous beneficial impact to Heber Valley, both economically and culturally.

He added that he hopes the annexation controversy doesn't turn into a "power issue over vision."

Royall said the commission is not against the college. "We just need to sit down and discuss the figures."



Wave's editorial position

UVSC Annexation Circus

5-2-01

The Issue:

Heber City Planning Commission refuses to accept petition
submission of UVSC north property annexation

We Suggest:

The planning commission accept the annexation petition

Every now and then we are subjected to public officials casting off all trappings of common sense. This week, however, the *Wave* became aware of a blatant lack of foresight and abject stupidity. We have no choice but to comment on these city servants obvious posturing for power.

Such was the action last Thursday of the Heber City Planning Commission and more specifically its chairman, Paul Royall, in regards to the annexation of some property into Heber City which includes the new site of the Utah Valley State College (UVSC) campus.

The planning commission, under the dictatorial control of Chairman Royall, had already decided to refuse the UVSC petition for annexation before allowing the college's representatives to state their case. Upon leaving the meeting prior to the discussion on the UVSC annexation, one commissioner went so far as to state, "For the record, I vote against items 3 and 4," one of which was the annexation proposal.

Although the commission left the door slightly ajar for the college to resubmit the annexation proposal, we still cannot condone the high handed action and arrogance of Chairman Royall in manipulating this issue. According to Royall, the college will never be built north of Heber on the 50 acres of donated, and specifically earmarked, land that overlooks the valley.

The *Wave* would like to know what other agenda he is subservient to that makes this location unacceptable and a smaller, landlocked site on the south end of town more appealing? Obviously, it is not common sense nor the community's best interest that is the motivating factor in this issue.

For instance, in that same meeting, an example of his biased agen-

da was revealed. Royall apparently saw no purpose in recusing himself from a matter brought to the commission by Royall's employer. This is an obvious conflict of interest.

Royall is not the only member of this planning circus that is at fault. Professional city planners and advisors have also taken a preemptive stand against the college. At this meeting, a member of the planning office staff objected to the site on account of its distance to downtown Heber. He said students would be unable to ride their bikes from the college campus to a fast food restaurant and back during the noon hour.

Give us a break. There are more important issues at hand than the ringing of the dinner bell.

Why this planning commission is so totally incapable of standing up for the good of this community amazes us. If it is due solely to the dominating of Chairman Royall, then the time has come for the Heber City Council to recognize that the best interests of the city are not being pursued. The *Wave* proposes city fathers replace the chairman with someone more attune to the needs of the community.

This college is being offered to our community on a silver platter. Having the planning commission turn their noses up at this gift leaves us totally dumfounded.

Get over it. The land donation has been made for a site north of town. Take off the blinders and have the vision to effectively manage the future growth of our community. We have an opportunity to have a crowning jewel at the gateway to our valley.

If some decisive action is not taken quickly to get this college back on track then we might as well go back to the old Heber Valley policy of having our children be our greatest export item.

Let's not blow it.

